

AMENDED MINUTES  
CITY PLAN COMMISSION

City Plan Commission, Tuesday, October 9, 2012, at 4:00pm in the third floor conference room at City Hall, 828 Center Ave, Sheboygan WI. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Ald. Julie Kath, Todd Wolf, John Van Der Male, Ryan Sazama and Jerry Jones

Excused: Don Cvetan

Staff present: Steve Sokolowski, Chad Pelishek, and Janet M Duellman

Others: Ed Bowen (Alexander and Bishop), Marilyn Ebbers, Cal Voskuil, Julie & Brian Wells, Joan L Simon, Michael Wais (Festival Foods), Larry Krause (Donohue & Associates), Joe Trueblood (Sheboygan Water Utilities), Scott Matula (Aspire Architecture), Jennifer Lehrke (Legacy Architecture) and Gerry Isbell (Orange Cross)

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the September 25, 2012 meeting.

Jerry Jones moved, John VanDerMale seconded to approve the minutes of the September 25, 2012 meeting.

The motion passed unanimously.

Conditional Use Permit and variance by Festival Foods to install off-premise signage on the existing monument sign at 595 S Taylor Dr.

Michael Wais was present to discuss this matter.

The applicant is proposing to add two neighboring business to the existing Festival Foods monument sign. The existing sign currently has enough space open on it to accommodate the two businesses.

Sheboygan Health Mart and Fox World Travel are located in the Taylor Heights Shopping Center. This sign proposal is considered off-premise signage because the businesses are not located on the Festival Foods property. Off-premise signs are not

permitted by the City of Sheboygan Zoning Ordinance. Therefore, the applicant is requesting a variance.

Staff, Commission and applicant discussed the space limits, landscaping and construction.

Todd Wolf moved, Ald. Julie Kath seconded to approve the conditional use and variance with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

The following variance was granted:

1. A variance to permit Sheboygan Health Mart and Fox World Travel to install off-premise tenant signs on the Festival Foods monument sign – Off-premise signage not permitted.

The motion passed unanimously.

Conditional Use Permit and variance by City of Sheboygan Water Utility to demolish the existing wash tank and construction a new larger wash tank on parcel #007365 (Water Utility property on the south side of Park Avenue).

Joe Trueblood, Larry Krause, Julie Wells, Brian Wells and Joan L Simon, Marilyn Ebbers and Cal Voskuil were present to discuss this matter.

The applicant is proposing to demolish the existing wash tank and construct a new larger wash tank. The existing 100,000 gallon wash tank was constructed in 1929 and is corroded and leaking. With that the Sheboygan Utility has determined that it is in the best interest of the community to construct a new larger tank that is more efficient and effective wash tank.

Joe Trueblood and Larry Krause discussed the location, size, costs of moving the wash tank to the west and costs of keeping and restoring the existing tank.

Julie Wells, Brian Wells, and Joan Simon expressed concerns with the proposed location of the tank with regards to pedestrian and vehicular safety, views, property values, park like setting, etc.

Based on discussion at the meeting Joe Trueblood suggested the Water Utility could consider alternative locations.

John Van Der Male moved to hold the item until a revised site plan is received and the item will be brought up at a future meeting. Ryan Sazama seconded.

The motion passed unanimously.

Site plan review for Orange Cross Ambulance to construct new facility at 1919 Ashland Ave.

Jennifer Lehrke and Gerry Isbell were present to discuss this item.

Orange Cross is proposing to demolish their facility and the mini-storage facility and to remove the billboard in order to construct a new facility. Improvements include a new 2-story office building with an attached 1-story garage housing four (4) ambulances, asphalt parking lot, new driveways, signage, landscaping, storm drainage, etc. The building will be 11,238 sf. The dumpster will be screened and landscaping will be installed.

Presently, there is a Lamar billboard on the site (northeast corner). The Orange Cross application indicates that the billboard is to be removed. However, Lamar Advertising has stated that they have a three (3) year lease with Orange Cross that permits the billboard to remain onsite. Staff believes this is an issue between Orange Cross and Lamar. Staff is concerned that if the billboard issue cannot be adequately addressed between the parties, the Orange Cross site plan would likely change if the billboard was to remain. It appears the proposed eastern driveway access to Ashland Avenue and the section of parking lot in that area would likely be impacted. Thus, staff will be recommending a condition of approval that if there are any amendments to the site plan, Orange Cross will be required to submit a new site plan application to the Plan Commission and this may require a conditional use permit if there are any variances.

Jerry Jones moved, Todd Wolf seconded to approve the site plan with the following conditions:

1. Prior to construction/operation, the applicant shall obtain all necessary permits/licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, occupancy, etc.
2. Submittal and approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met.
3. Submittal and approval of a proposed storm drainage plan.

4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets (especially residential properties).
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
11. Applicant shall be permitted a freestanding monument sign(s) for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
12. Applicant shall work with staff with regards to constructing a well designed sign for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
13. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
14. Applicant shall meet all vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance.
15. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
17. Applicant will provide adequate public access along Ashland Avenue and S. 19<sup>th</sup> Street will take all appropriate actions to minimize the time period that these streets will be closed/affected.
18. Applicant is responsible to verify all property lines and proper setbacks, especially along the railroad. Applicant will verify that all building and paving setbacks are met.
19. Applicant shall work with Lamar Advertising to rectify the billboard issue. Orange Cross will provide written documentation that the billboard issue has been successfully resolved prior to building permit issuance.
20. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan application reflecting those amendments.

The motion passed unanimously.

Conditional Use Permit and variance by Irish Photo Studio to convert 2<sup>nd</sup> floor storage space into new office space at 1526 S 12<sup>th</sup> Street.

Scott Matula was present to discuss this matter.

The applicant is proposing to convert existing 2<sup>nd</sup> floor storage space into new office space in the commercial building. The new office space will be leased to a professional service business.

Ryan Sazama moved, Ald. Julie Kath seconded to approve the conditional use and variance with the following conditions:

1. Prior to construction and operation of the remodeled area, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, occupancy etc.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. If a dumpster is used, a dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the tanks.
4. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall work with staff with regards to constructing a well designed sign for the site that utilizes colors and materials similar to the building.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).

The following variances were granted:

- To have 0 parking stalls – minimum number of parking stalls required is 23.

The motion passed unanimously.

Gen. Ord. No. 31-12-13 and R.O No 147-12-13 relative to rezoning the property located at 3711 S Taylor Dr from SI Suburban Industrial to SC Suburban Commercial.

Ed Bowen was present to discuss this item.

PH Sheboygan is proposing to purchase a portion of the Wal-Mart property to develop a new multi-tenant facility that will include a new Q'doba and two (2) additional commercial tenant spaces. Recently, the Plan Commission approved the Certified

Survey Map (CSM) to create the parcel and approved the conditional use permit for the proposed multi-tenant facility. However, before PH Sheboygan finalizes the purchase with Wal-Mart, they want to be sure that the property is rezoned so they know they have the ability to offer the remaining space to a number of commercial tenants.

Todd Wolf moved, Jerry Jones seconded to approve.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 5:10 pm. Motion carried.

Janet M Duellman  
Recording Secretary